

# Berger Realty

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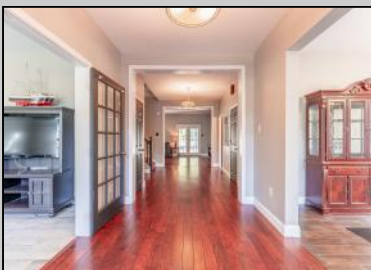
Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040

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## 2 Moore Cape May Court House, NJ 08210

Asking \$659,500.00



### COMMENTS

Welcome to Victoria Woods, one of the most sought-after neighborhoods in Cape May Court House! With over 3,700 sf of living space- 4 bedrooms and 3.5 baths this home offers plenty of room for comfortable living and entertaining, set on nearly an acre of land in a peaceful residential setting on a quiet cul-de-sac. On the first floor you will find multiple living areas, dining areas, a well-appointed kitchen, powder room, and a full laundry/utility room for added convenience. Upstairs are 3 generously sized bedrooms, one with an ensuite, providing comfort and privacy for family and guests. The fourth bedroom is a sprawling primary with double closets and a soaking tub. Step outside to your private backyard oasis featuring a screened-in porch, above ground pool, sprinkler system, and ample space for outdoor gatherings, along with storage sheds for all your tools and equipment. The roof is just 2 years old, offering peace of mind for years to come. This home combines the best of neighborhood living with the space and amenities you've been searching for, all just minutes from shopping, dining, and the beaches of Stone Harbor and Avalon, making it the perfect location to enjoy the best of the Jersey Shore lifestyle. Pool is offered as-is and may need a new liner. Sheds and green house are conveyed in as-is condition. \*\*Open House Saturday 09/13 10:00am - 2:00 pm

### PROPERTY DETAILS

|                 |                    |                      |                    |
|-----------------|--------------------|----------------------|--------------------|
| OutsideFeatures | ParkingGarage      | OtherRooms           | AppliancesIncluded |
| Patio           | Black Top Driveway | Living Room          | Range              |
| Screened Porch  |                    | Dining Room          | Microwave Oven     |
|                 |                    | Laundry/Utility Room | Refrigerator       |
|                 |                    | Library/Study        | Dishwasher         |



Ask for Brian Kolmer  
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Call: 609-399-4211  
Email: bk@bergerrealty.com  
Heating: Gas Forced Air  
Cooling: Central Air  
Condition: As Is

Sewer  
Septic

